

DIMENSIONAL AND PARKING INFORMATIONProperty Location: 821 Massachusetts AvenueZoning District: **B4 BUSINESS DISTRICT**Applicant: Noyes Realty, LLLPAddress: **P.O. BOX 40, MARBLEHEAD MA 01945**

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet: **49,289 GSF**Vacant Building & CVS Retail

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet: 2 Retail (2,090 SF); 4 Residential Units (1,519 SF, 2,505 SF, 2,505 SF, 2,348 SF); CVS Retail (36,945).2 Retail Spaces & 4 Residential Units & CVS Retail

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	79,864	79,864	min. 20,000
Frontage	291.49	291.49	min. 50
Floor Area Ratio ¹	.50	.59	max. 2.39
Lot Coverage (%), where applicable	17.9	21.8	max. NA
Lot Area per Dwelling Unit (sf)	NA	NA	min. NA
Front Yard Depth (feet)	10.0	8.6	min. 0
Side Yard Width (feet) right side	17.9	8.3	min. 0
left side	122.4	122.4	min. 0
Rear Yard Depth (feet)	91.9	91.9	min. 22.5
Height stories	2.5	3	stories ² 4
feet	26	36.33	Feet 50
Open Space (% of G.F.A.) ³			min.
Landscaped (sf)	5,607	7,393	(sf) 7,393
Usable (sf)	NA	NA	(sf) NA
Parking Spaces (#) ⁴	73	73	min. 48
Parking Area Setbacks (feet) (where applicable)	NA	NA	min. NA
Loading Spaces (#)	NA	NA	min. NA
Bicycle Parking ⁵ short term	5	5	min. 8
long term	5	11	min. 11

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

DIMENSIONAL AND PARKING INFORMATION

Property Location: 821 Massachusetts Avenue

Applicant: Noyes Realty, LLLP

Present Use/Occupancy: No. of Dwelling Units:

Vacant Building

Proposed Use/Occupancy: No. of Dwelling Units:

2 Retail Spaces & 4 Residential Units

Zoning District: **B4 BUSINESS DISTRICT**

Address: **P.O. BOX 40, MARBLEHEAD MA 01945**

Uses and their gross square feet: **12,344 GSF**

Uses and their gross square feet:

2 Retail (2,090 SF);

4 Residential Units (1,519 SF, 2,505 SF, 2,505 SF, 2,348 SF)

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	10,490	10,490	min. 20,000
Frontage	58.10	58.10	min. 50
Floor Area Ratio ¹	.32	1.17	max. 2.0
Lot Coverage (%), where applicable	12.8	42.4	max. NA
Lot Area per Dwelling Unit (sf)	NA	NA	min. NA
Front Yard Depth (feet)	37.3	8.6	min. 0
Side Yard Width (feet)			
right side	17.9	8.3	min. 0
left side	5.9	5.7	min. 0
Rear Yard Depth (feet)	53.1	24.1	min. 22.5
Height			
stories	2.5	3	stories ² 4
feet	26	36.33	Feet 50
Open Space (% of G.F.A.) ³			min.
Landscaped (sf)	344	1,851	(sf) 1,851
Usable (sf)	NA	NA	(sf) NA
Parking Spaces (#) ⁴	10	10	min. 10
Parking Area Setbacks (feet) <i>(where applicable)</i>	NA	NA	min. NA
Loading Spaces (#)	NA	NA	min. NA
Bicycle Parking ⁵			
short term	0	3	min. 3
long term	0	6	min. 6

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